

**REAL ESTATE APPRAISERS BOARD  
MINUTES  
MADISON, WISCONSIN  
FEBRUARY 23, 2000**

**PRESENT:** Paul "Rick" Vozar, Patrick Buckett, Gary Cuskey, LaMarr Franklin; Mary Reavey by telephone conference until 10:35 a.m.

**EXCUSED:** James Caven and Lill Hauschild

**STAFF PRESENT:** Alfred Hall, Jr., Becky Fry and Ruby Jefferson-Moore, Legal Counsel

**CALL TO ORDER**

The meeting was called to order at 9:33 a.m. by Rick Vozar, Chair, upon confirmation that the public notice was timely given. A quorum of five members was present.

**AGENDA**

**MOTION:** Patrick Buckett moved, seconded by LaMarr Franklin, to adopt the agenda as published. Motion carried unanimously.

**MOTION:** Gary Cuskey moved, seconded by LaMarr Franklin, to amend the agenda to include a case status report. Motion carried unanimously.

**MINUTES (12/7/99)**

**MOTION:** Gary Cuskey moved, seconded by LaMarr Franklin, to approve the minutes as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT**

**Secretary Cummings' Report**

- **Deputy Secretary Update**

Secretary Cummings introduced herself to the Board and explained that she works with the Real Estate Board and due to possible conflict of interest, the Deputy Secretary works with the Real Estate Appraiser Board. She introduced the new Deputy Secretary, William Conway, to the Board.

The Board received a copy of the press release indicating a new Deputy Secretary had been named.

## **Bureau Director's Report**

- **Board Roster – February 2000**

Alfred Hall informed the Board that the Board roster is in the public domain and suggested that work addresses and telephone numbers be used rather than personal addresses and telephone numbers, if they preferred.

The Board indicated minor changes to the roster.

- **2000 Meeting Dates**

Noted.

- **Regulatory Digest**

Alfred Hall indicated that Board member input is needed on an on-going basis. Information for the next issue of the Regulatory Digest will include: an update on USPAP 2000, an update on 1999 Senate Bill 251, and revisions to the WHEDA article regarding the definition of established value.

## **LEGISLATIVE ISSUES**

### **AB 529-Relating to Property Appraisals, Etc.**

- **Assembly Substitute Amendment 1**

Rick Vozar updated the Board on the amendment and indicated his concern with the definition of established value. He informed the Board that the established value could either be the value through an appraisal or what the insurance policy covers.

The Board discussed the issue of established value.

### **Senate Substitute Amendments to 1999 Senate Bill 251 – Relating to Property Appraisals for Homeownership Mortgage Loans**

Alfred Hall informed the Board of the progress of the 1999 Senate Bill 251.

## **ADMINISTRATIVE RULES**

### **Proposed Rules Relating to Incorporating Revision to 1999 and 2000 USPAP**

Alfred Hall informed the Board of the update to USPAP 2000.

Ruby Jefferson-Moore questioned whether a public hearing should be held at the April 26, 2000 REA meeting or prior to that date. She referred to Sec. 458.05, Stats., regarding the Board's right

to review the draft and submit comments and requested that the Board put a motion on the record to expedite the process.

**MOTION:** Patrick Buckett moved, seconded by LaMarr Franklin, to wave the 30 days to submit comments and to approve the adoption of the 2000 USPAP into the Administrative Rules. Motion carried unanimously.

Ruby Jefferson-Moore reviewed the revisions to the administrative rules.

## **BOARD MEMBER ACTIVITY**

### **Election of Officers**

**MOTION** Gary Cuskey moved, seconded by Patrick Buckett, to nominate Rick Vozar as Chair.

**MOTION:** LaMarr Franklin moved, seconded by Gary Cuskey, to close nominations and cast a unanimous ballot. Motion carried unanimously.

**MOTION:** Rick Vozar moved, seconded by Patrick Buckett, to nominate LaMarr Franklin as Vice Chair.

**MOTION:** Gary Cuskey moved, seconded by Patrick Buckett, to close nominations and cast a unanimous ballot. Motion carried unanimously.

**MOTION:** LaMarr Franklin moved, seconded by Gary Cuskey, to nominate and elect Patrick Buckett as Secretary. Motion carried unanimously.

The Board questioned whether the Governor's office has named new Board members to replace Mary Reavey and Gary Cuskey.

Alfred Hall indicated that the Governor's office is aware of the Board's concern, but had not named any replacements at this point.

## **APPRAISAL SUBCOMMITTEE**

### **Sight Visit October 2000**

Alfred Hall indicated that the Appraisal Subcommittee will be here in October.

**MOTION:** LaMarr Franklin moved, seconded by Patrick Buckett, to move the November 15, 2000 meeting to October 18, 2000 to facilitate the visit. Motion carried unanimously.

The screening panel will meet on November 15, 2000.

Alfred Hall indicated that the focus of the August 23, 2000 meeting would be to get things in place for the Appraisal Subcommittee visit. The Subcommittee will be reviewing discipline and applications related to the last three years since the last visit.

Gary Cuskey indicated that he would be unavailable for the August 23, 2000 meeting.

## **APPRAISAL FOUNDATION**

### **USPAP 2000 Update Regulator's Training**

Alfred Hall informed the Board that he attended the training for regulators and instructors on the USPAP update. He indicated that it was a well-represented and highly motivated group. Mr. Hall reviewed the survey of USPAP updates and revisions.

## **APPRAISAL ASSOCIATION OF REGULATORY OFFICIALS**

The Board received copies of the AARO 1999-2000 Board of Directors Contact List and the January 2000 issue of AARO News.

Alfred Hall informed the Board that he attended the October 1999 AARO conference in San Diego, California. He indicated that discussion was based on fraud cases in California, flipping, and the election of officers. The spring conference will take place April 15-18, 2000, in Colorado.

## **NEW BUSINESS**

Alfred Hall requested information from members regarding their availability to attend the April 26, 2000 meeting.

Mary Reavey indicated she would prefer to be in attendance via telephone conference.

## **RECESS TO CLOSED SESSION**

**MOTION:** Gary Cuskey moved, seconded by LaMarr Franklin, to convene the meeting in Closed Session pursuant to Sections 19.85(1)(b) and (f), Wis. Stats.: to consider the licensing or discipline of a person licensed by the Department or the investigation of charges against such a person. Specifically, to discuss the issue of case status reports, case closings, monitoring reports, deliberations on stipulations that may be signed after printing of the agenda, pending applications, and disciplinary proceedings. Motion carried by a roll call vote: LaMarr Franklin-yes; Patrick Buckett-yes; Gary Cuskey-yes; Mary Reavey-yes; Rick "Paul" Vozar-yes.

Closed Session convened at 10:20 a.m.

The Board deliberated on case status reports and a final decision and order.

## **RECONVENE IN OPEN SESSION**

By consensus the Board reconvened in open session at 11:03.

## **VOTING ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION**

### **CASE CLOSINGS**

**MOTION:** Gary Cuskey moved, seconded by LaMarr Franklin, to close 98 APP 016, Thomas Younk for P7. Motion carried unanimously.

**MOTION:** LaMarr Franklin moved, seconded by Patrick Buckett, to close 99 APP 036, Dale Nemec and Glenda Dupons for P4 and send a letter of concern to the respondents that they should be more careful making adjustments for the comparable sales. Motion carried unanimously.

### **FINAL DECISION AND ORDER**

**MOTION:** Gary Cuskey moved, seconded by LaMarr Franklin, to accept the Administrative Law Judges Findings of Fact and Conclusion of Law and Order and Final Decision relating to LS 9903111 APP, James E. Coutts. Motion carried unanimously.

### **SUCH OTHER ITEMS AS AUTHORIZED BY LAW**

Alfred Hall distributed information related to ASB Seeks Public Input on USPAP Exposure Draft. He indicated that the deadline for submission of written comments is March 31, 2000. This issue will be discussed further at the next meeting.

### **ADJOURNMENT**

**MOTION:** Gary Cuskey moved, seconded by LaMarr Franklin, to adjourn the meeting at 11:10. Motion carried unanimously.

Next Meeting: April 26, 2000